

City of Portland Transportation System Development Charges (TSDC)

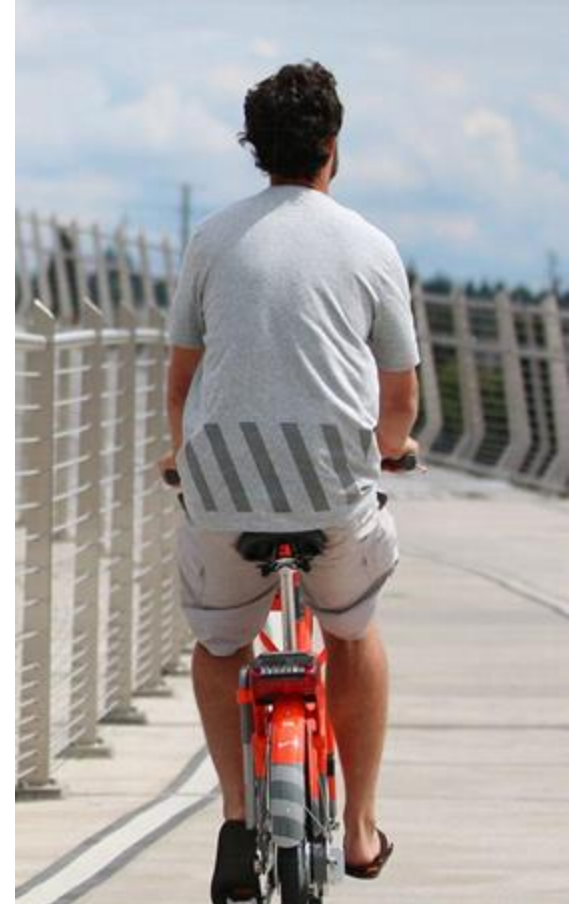


PBOT
PORTLAND BUREAU OF TRANSPORTATION

PBOT Bureau and Budget Advisory Committee - March 18, 2021

What is a TSDC?

- TSDCs are **one-time fees** paid by new development.
- Fees are intended to **pay for the impacts of new development** on the transportation system.
- The fee covers part of the cost for **new transportation facilities** like roads, sidewalks, and bike lanes.
- **Oregon Revised Statutes** provides guidance: CIP list, methodologies, and update schedule.



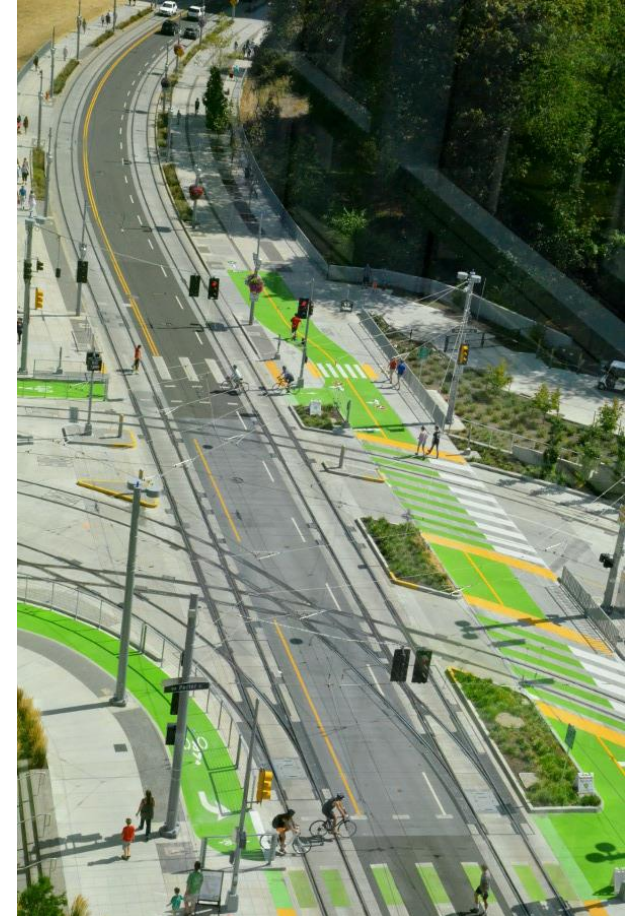
TSDC History

- First TSDC program established in 1997
- Updated in 2007 and 2017
- Program has generated over \$42 million since the last update for new street connections, intersections, sidewalks, bike lanes and transit enhancements.



Parts of the TSDC Program

- Rate Study
 - Methodology
 - Project List
 - Rates
- Citywide Program
- North Macadam Overlay (2009)
- Innovation Quadrant Overlay (2011)



TSDC Outreach Video

PBOT explains...

TRANSPORTATION SYSTEM DEVELOPMENT CHARGES



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PORTLAND BUREAU OF TRANSPORTATION
Commissioner: DAN SALTZMAN | Director: LEAH TREAT

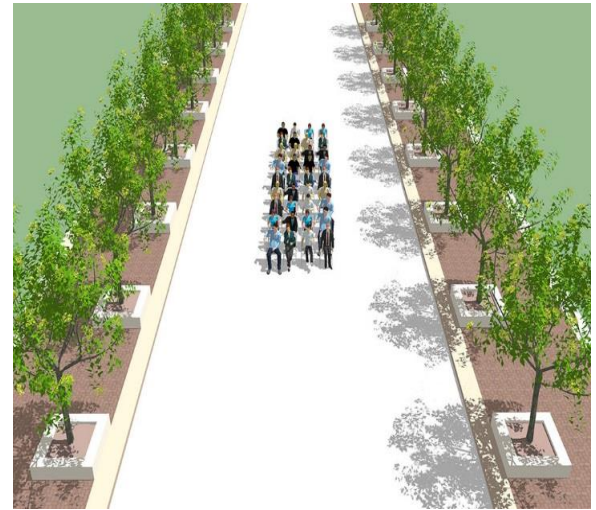


TSDC Methodology

Why Person Trips?

People make trips (not cars)

Fits Portland's unique transportation characteristics



TSDC Rate Schedule

- Uses person trip data during the PM peak hour
- Includes 27 categories

TSDC Rate Schedule Based on 50% of the Eligible Project List Cost

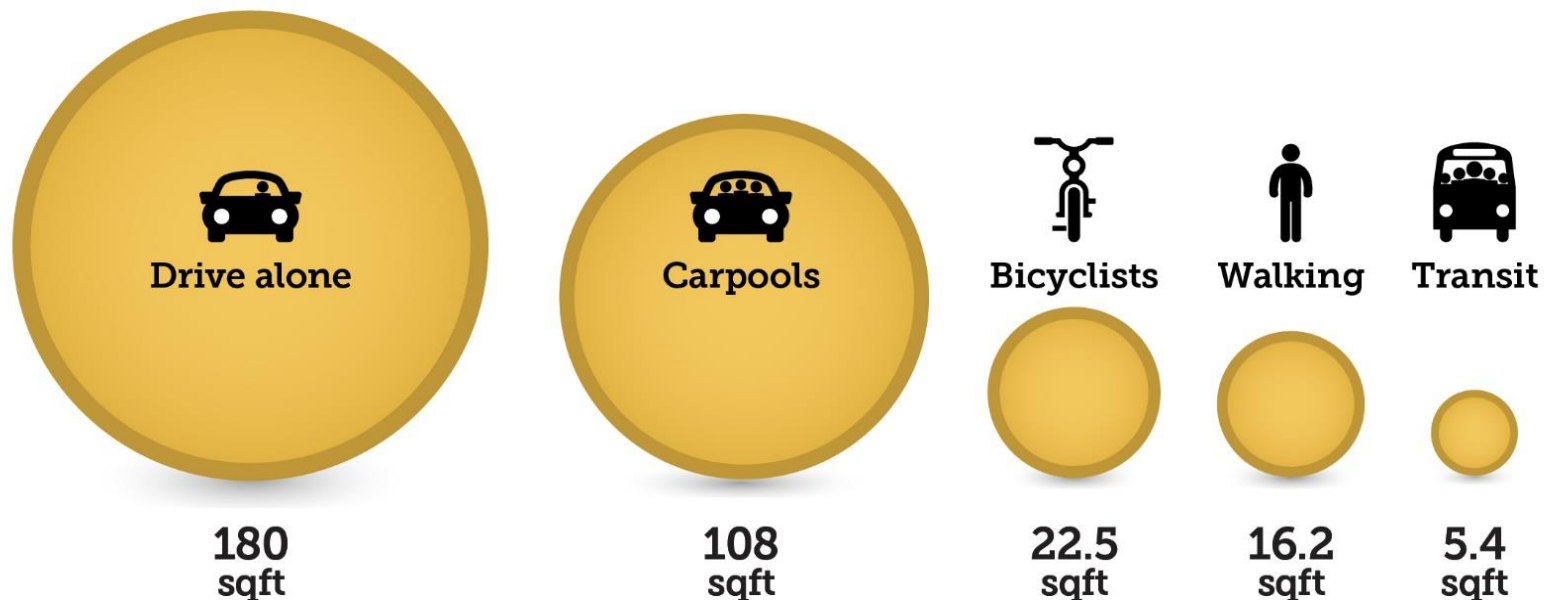
Land Use Categories	Land Use Code (LUC)	Start of Measure	PM Peak Vehicle Trip/Week	Future AADT	Vehicle Miles/Week	Per Person Trip/Week	Person Trip/Week	Person Trip/Week	TSDC Rate
Single Family (1,200 square feet or more)	210	dwelling	1.0	1.12	0.95	1.73	100%	1.73	\$5,140
Single Family (1,399 square feet or less)	210	dwelling	0.5	1.12	0.95	0.82	100%	0.82	\$2,570
Multiple Family	220	dwelling	1	1	1	0.90	100%	0.90	\$2,504
Service Building/Accessory	230	dwelling/land	0.27	1.13	0.95	0.32	100%	0.32	\$1,341
Commercial - Retail	310	sq ft/GFA	1.23	1.13	1.00	11.73	80%	9.38	\$37.19
Gas (Auto)	320	sq ft/GFA	1.23	1.13	0.95	1.88	100%	1.88	\$6.01
Hotel/Motel	330	room	0.8	1.13	0.95	0.82	100%	0.82	\$3,420
Service Station / Gasoline Sales	340	VEP	13.45	1.13	0.95	16.40	48%	7.85	\$30,224
Service Station/Convenience	344	sq ft/GFA	1.08	1.13	0.95	1.62	80%	1.30	\$12.83
Carwash	347	carwash	5.54	1.13	0.95	0.50	50%	0.48	\$12,877
Health Club / Racquet Club	400	sq ft/GFA	1.53	1.13	0.95	4.20	90%	3.78	\$15.27
Community - Institutional	510	sq ft/GFA	1.09	1.13	0.95	1.30	80%	1.04	\$8.40
School, K-12	520	sq ft/GFA	1.27	1.13	0.95	1.51	100%	1.51	\$5.48
University / College / College	530	sq ft/GFA	0.55	1.13	0.95	0.65	95%	0.62	\$2.60
Church	540	sq ft/GFA	0.93	1.13	0.95	1.11	85%	0.94	\$3.91
Hospital	600	area	1.5	1.13	0.95	4.30	85%	3.66	\$14,769
Commercial - Restaurant	810	sq ft/GFA	7.48	1.59	1.00	11.93	50%	5.97	\$27.84
Restaurant (Seating)	814	sq ft/GFA	32.45	1.29	0.96	43.70	50%	21.85	\$91.20
Commercial - Retail	815	sq ft/GFA	3.21	1.20	0.97	3.95	100%	3.95	\$9.57
Convenience Market (1)	85	sq ft/GFA	4	1	1	41.90	40%	16.76	\$69.78
Free Standing Retail	815	sq ft/GFA	4.98	1.32	0.95	6.52	80%	5.24	\$21.92
Store/Powermarket	841	sq ft/GFA	2.62	1.20	0.95	3.31	90%	2.98	\$11.05
Commercial - Office	710	sq ft/GFA	1	1	1	1.40	90%	1.26	\$5.26
Administrative Office	720	sq ft/GFA	3.57	1.37	0.95	5.15	75%	3.86	\$16.12
Industrial	350	sq ft/GFA	0.85	1.37	0.95	1.23	90%	1.11	\$4.61
Light Industry / Manufacturing	350	sq ft/GFA	0.82	1.30	0.95	0.88	100%	0.88	\$1.85
Warehousing / Storage	351	sq ft/GFA	0.26	1.37	0.95	0.37	95%	0.35	\$1.49

* Based on Observed Person Trip Data (Survey sites in Portland, California, and Washington, D.C.)
 (1) School, K-12: Average of ITE categories 520 and 530; Shopping/Retail: Blend of ITE Categories 820 and 826.
 (2) With or Without Mini-mart (not to exceed 1,500 SF) and/or Carwash (Fuel is Primary Use).
 (3) If gasoline sales included on site, use Service Station/Gasoline Sales SDC rate.
 (4) Land Use Code - Reference "Trip Generation", 9th Edition, Institute of Transportation Engineers, 2012

TSDC Rates - Exemptions & Discounts

Person Trip Adjustments

Relative footprint of a person trip by mode



TSDC Rates - Exemptions & Discounts

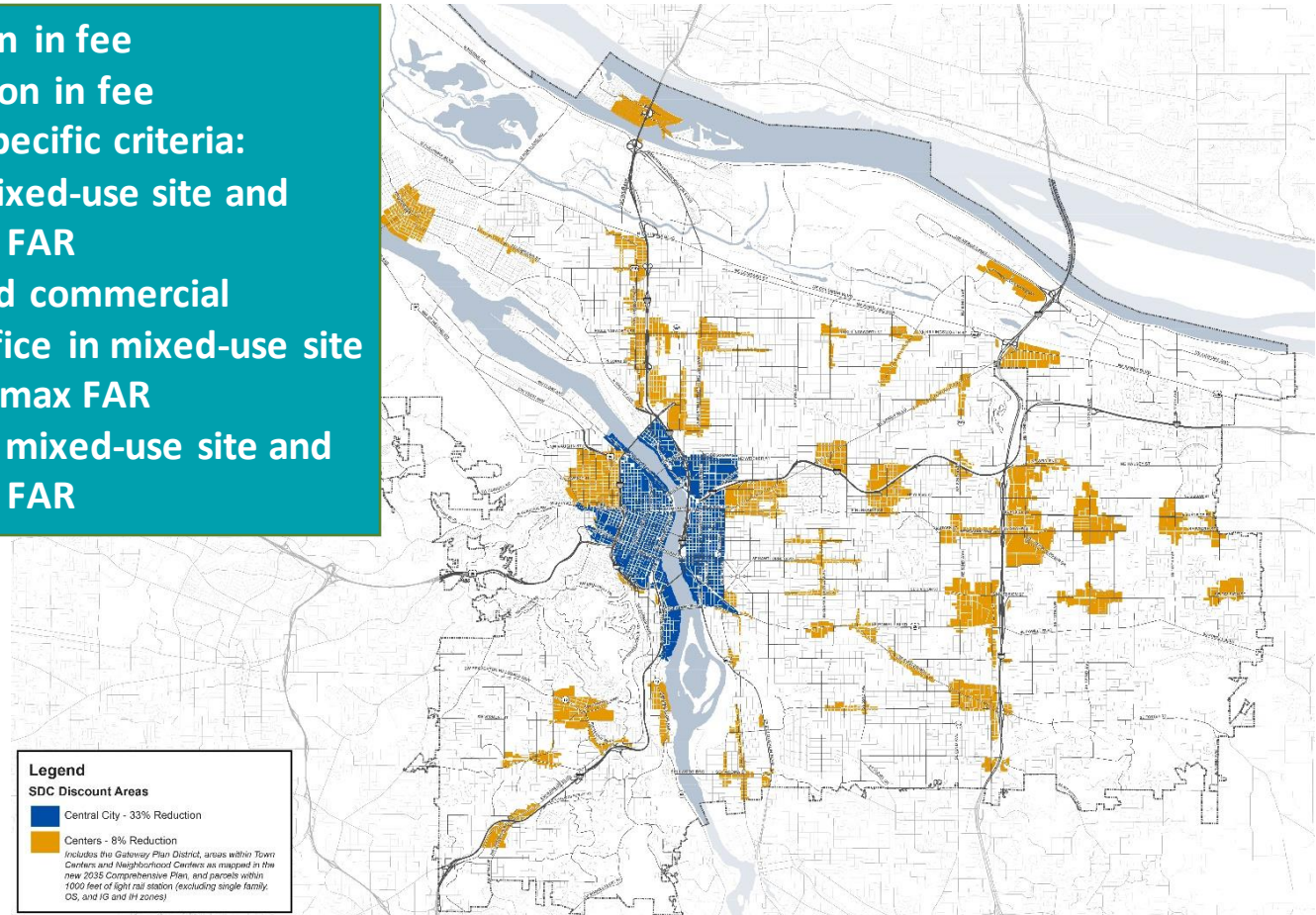
Person Trip Adjustments

Central City= 33% reduction in fee

Other Centers = 8% reduction in fee

Development must meet specific criteria:

1. Multi-family in mixed-use site and within .75 of max FAR
2. Non-auto oriented commercial services/retail/office in mixed-use site and within .75 of max FAR
3. Light industrial in mixed-use site and within .75 of max FAR



TSDC Rates - Exemptions & Discounts

- Affordable Housing Exemption Program
- Mass Shelters Exemption Program
- ADU Exemption Program

TSDC Resources

TSDC Website:

[https://www.portland.gov/transportation/permitting/
transportation-system-development-charges](https://www.portland.gov/transportation/permitting/transportation-system-development-charges)

Citywide TSDC Projects and Rate Study
TSDC Overlays Projects and Rate Studies
TSDC Rates
Frequently Asked Questions
Forms
Annual Reports
TSDC Definitions of Terms

Questions?

Contact Rich Eisenhauer at:
503-823-6108 or
richard.eisenhauer@portlandoregon.gov

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